WOODBRIDGE NORTH 2

118 Newton Road Woodbridge, Connecticut

Description of Proposed Cell Site

Cellco Partnership d/b/a Verizon Wireless 20 Alexander Drive Wallingford, CT 06492

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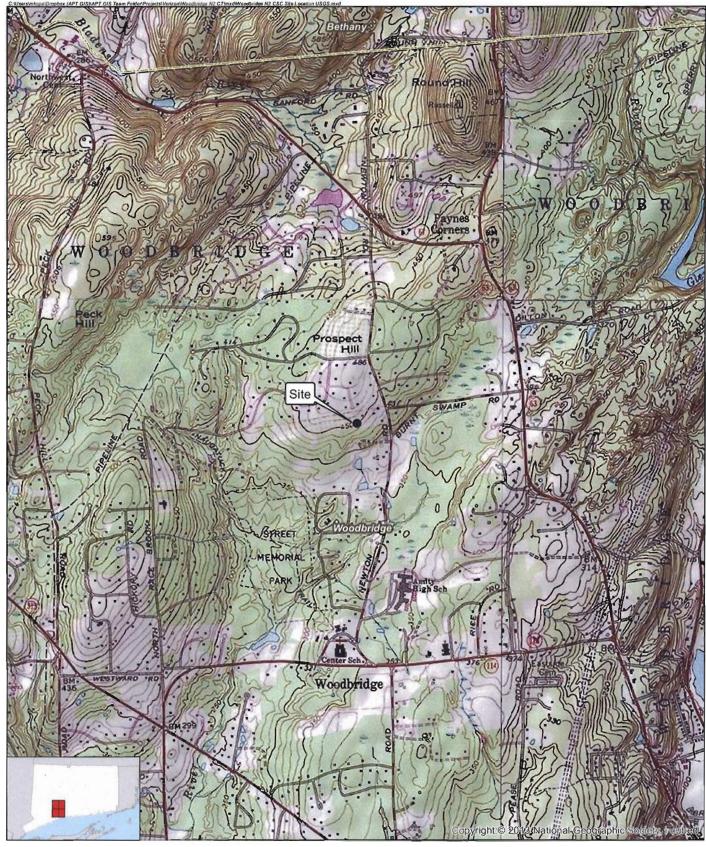
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SITE NAME: WOODBRIDGE NORTH 2 – 118 NEWTON ROAD, WOODBRIDGE, CT

GENERAL CELL SITE DESCRIPTION

The proposed Woodbridge North 2 cell site would be located in the westerly portion of an approximately 6.01-acre parcel owned by Michael Soufrine, Trustee. The facility would consist of a 100-foot telecommunications tower and associated equipment located within a 50' x 50' fenced compound and 100' x 100' leased area. Cellco will install equipment cabinets, a propanefueled generator and propane fuel tank located within the facility compound, near the base of the tower.

Cellco would attach up to twelve (12) antennas and twelve (12) remote radio heads to an antenna platform at a centerline height of 100 feet above ground level. The top of Cellco's antennas will extend above the top of the tower. Vehicular access to the facility would extend from Soundview Drive over a portion of an existing access driveway on the subject parcel and new gravel driveway extension to the facility compound. Utility service would also extend from existing service on Soundview Drive to the cell site.

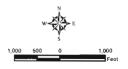


Legend





Mep. Notes: Base Mep Source: USGS 7.5 Minute Topographic Quadrangle Meps, Ansonia, CT (1984), Mount Carmel, CT (1984), Naugatuck, CT (1984) and New Haven, CT (1984) Map Scale: 1:24,000 Map Date: April 2020

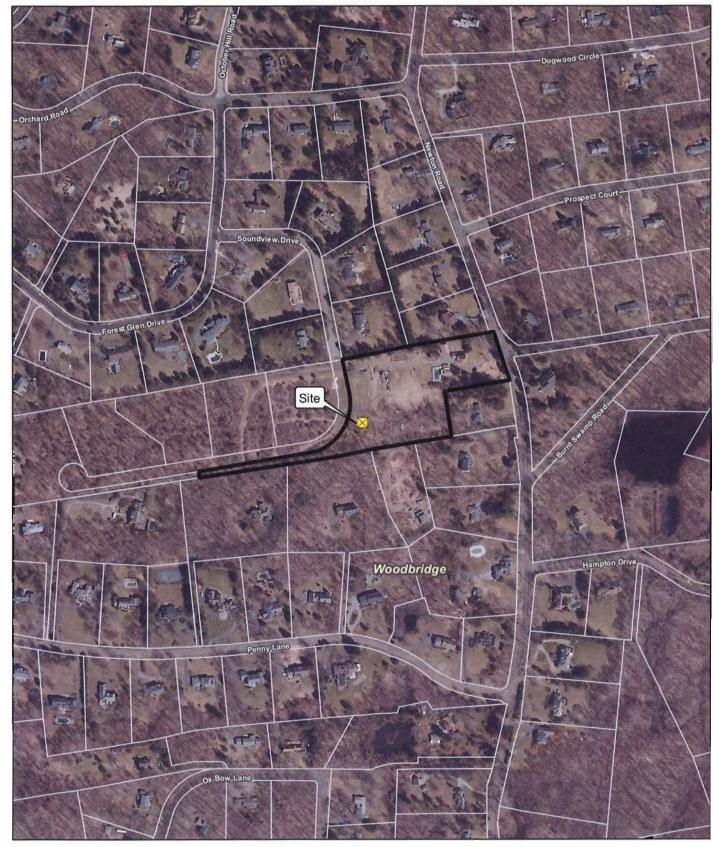


Site Location Map

Proposed Wireless Telecommunications Facility Woodbridge N2 CT 118 Newton Road Woodbridge, Connecticut







Legend

Site

Subject Property

Municipal Boundary

Map Notes; Base Map Source; CT ECO 2019 Imagery Map Scale: 1 Inch = 400 feet Map Date: April 2020 Approximate Parcel Boundary (CTDEEP GIS)

400 200 0 400 Fo

Site Location Map

Proposed Wireless Telecommunications Facility Woodbridge N2 CT 118 Newton Road Woodbridge, Connecticut

verizon/





SITE EVALUATION REPORT

SITE NAME: WOODBRIDGE NORTH 2 – 118 NEWTON ROAD, WOODBRIDGE, CT

I. TOWER LOCATION

- A. COORDINATES: 41°-22'- 03.10" N 73°-00'-40.41" W
- B. GROUND ELEVATION: Approximately 454± feet AMSL
- C. <u>U.S.G.S. QUADRANGLE MAPS</u>: Ansonia CT, Mount Carmel CT, Naugatuck CT and New Haven, CT
- D. <u>SITE ADDRESS:</u> 118 Newton Road, Woodbridge, CT
- E. <u>ZONING WITHIN 1/4 MILE OF SITE</u>: Land within ¼ mile of the cell site is zoned Residential A.

II. DESCRIPTION

- A. <u>SITE SIZE</u>: 50' x 50' Fenced Compound
 - 100' x 100' Leased Parcel
- B. LESSOR'S PARCEL: Approximately 6.01 acres
- C. TOWER TYPE/HEIGHT: 100' Monopole Tower
- D. <u>SITE TOPOGRAPHY AND SURFACE</u>: Topography in the area generally flat, sloping gently down to the south, east and west of the cell site. Cellco will utilize a portion of an existing driveway from Soundview Drive and construct a new gravel drive to the cell site. No clearing and minimal grading will be required to construct the new access driveway and cell site compound.
- E. <u>SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER</u>: The tower would be located in the westerly portion of an approximately 6.01-acre residential parcel. The facility compound is located approximately 865 feet north of Burnt Swamp Pond, the closest wetland area.
- F. <u>LAND USE WITHIN 1/4 MILE OF SITE</u>: The 6.01-acre subject parcel is surrounded by residential and undeveloped land. (*See* Site Location Map and U.S.G.S. Topographic Map at pp. 2 and 3).

III. FACILITIES

- A. <u>POWER COMPANY</u>: United Illuminating
- B. <u>POWER PROXIMITY TO SITE</u>: Approximately 250 feet to the north along Soundview Drive.
- C. TELEPHONE COMPANY: Frontier Communications
- D. <u>PHONE SERVICE PROXIMITY</u>: Same as power
- E. <u>VEHICLE ACCESS TO SITE</u>: Vehicle access to the site would extend from Soundview Drive over a portion of an existing driveway and a new gravel driveway extension to the cell site.
- F. <u>CLEARING AND FILL REQUIRED</u>: No tree clearing, and minimal site grading would be required to construct the facility compound and access driveway.
 Detailed construction plans would be developed if this location is approved by the Siting Council.

IV. LEGAL

- A. PURCHASE [] LEASE [X]
- B. OWNER: Michael Soufrine, Trustee
- C. ADDRESS: 118 Newton Road, Woodbridge, CT

DEED ON FILE AT: Town of Woodbridge, CT Land Records

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FACILITIES AND EQUIPMENT SPECIFICATION (NEW TOWER & EQUIPMENT)

SITE NAME: WOODBRIDGE NORTH 2 – 118 NEWTON ROAD, WOODBRIDGE, CT

I. TOWER SPECIFICATIONS:

A. MANUFACTURER: To be determined

B. TYPE: Self-supporting monopole

C. TOWER HEIGHT: 100'

TOWER DIMENSIONS: Approx. 50" base

Approx. 24" top

II. TOWER LOADING:

A. CELLCO EQUIPMENT:

- 1. Panel Antennas Three (3) Model JAHH-65CB-R3B; Three (3) Samsung C-Band 64T64R Massive MIMO; and Three (3) Samsung CBRS Integrated antennas
- 2. Remote Radio Heads (RRH)
 Three (3) Samsung B2/B66 RRH
 Three (3) Samsung B5/B13 RRH
- 3. GPS Antenna: Attached to the equipment canopy
- 4. Transmission Lines:
 Two (2) Model: HS 85016661 HYBRIFLEXTM fiber optic antenna cables

III. ENGINEERING ANALYSIS AND CERTIFICATION:

The towers will be designed in accordance with Electronic Industries Association Standard EIA/TIA-222-G "Structural Standards for Steel Antenna Towers and Antenna Support Structures." The foundation designs would be based on soil conditions at the site. Details for the towers and foundation designs will be provided as a part of the final D&M Plan.

ENVIRONMENTAL ASSESSMENT STATEMENT

SITE NAME: WOODBRIDGE NORTH 2 – CHESTNUT HILL ROAD, WOODBRIDGE, CT

I. PHYSICAL IMPACT

A. WATER FLOW AND QUALITY

No water flow and/or water quality changes are anticipated as a result of the construction or operation of the facility. There are no lakes, ponds, rivers, streams, wetlands or other regulated bodies of water located in the area to be used for the tower or related facility compound improvements. The closest wetland area is located approximately 865 feet to the south of the facility compound. (*See* also Attachment 11).

B. <u>AIR QUALITY</u>

Under ordinary operating conditions, Cellco's equipment at the Woodbridge North 2 Facility would generate no air emissions. During power outages and periodically for maintenance purposes, Cellco would utilize a propane-fueled generator to provide emergency back-up power to the facility. Cellco's back-up generator will be managed to comply with the "permit by rule" criteria established by the Connecticut Department of Energy and Environmental Protection ("DEEP") Bureau of Air Management, pursuant to R.C.S.A. § 22a-174-3b.

C. LAND

No trees or ground vegetation will need to be cleared and only minimal grading will be required to construct the access driveway and facility compound. The remaining land of the Lessor would remain unchanged by the construction and operation of the cell site.

D. <u>NOISE</u>

The equipment to be in operation at the site after construction would emit no noise of any kind, except for the occasional operation of the back-up generator which would only run when power to the facility is interrupted and periodically for maintenance purposes. Some noise is anticipated during cell site construction.

E. POWER DENSITY

The worst-case calculation of power density for Cellco's 700 MHz, 850 MHz, 1900 MHz and 2100 MHz antennas at the Woodbridge North 2 Facility would be 17.73% of the FCC Safety Standard. (*See Attachment 14*).

F. <u>VISIBILITY</u>

See Visibility Report included as Attachment 9.

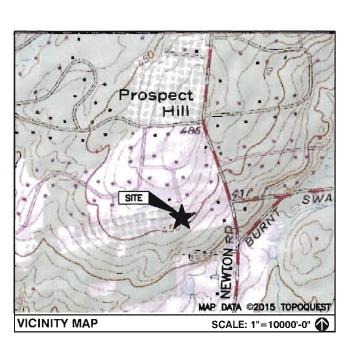
CELLCO PARTNERSHIP



WIRELESS COMMUNICATIONS FACILITY

WOODBRIDGE N2 CT

118 NEWTON ROAD **WOODBRIDGE, CT 06525**



DIRECTIONS TO SITE: FROM 20 ALEXANDER DR WALLINGFORD, CT 06492 GET ON CT-15 S FROM ALEXANDER DR, CT-68 W AND US-5 N/N COLONY RD HEAD SOUTHWEST TOWARD ALEXANDER DR TURN RIGHT TOWARD ALEXANDER DR TURN RIGHT TOWARD ALEXANDER DR TURN RIGHT ONTO ALEXANDER DR TURN RIGHT ONTO BARNES INDUSTRIAL RD S TURN LEFT AT THE 1ST CROSS STREET ONTO CT-68 W TURN RIGHT ONTO US-5 N/N COLONY RD TURN LEFT TO MERGE ONTO CT-15 S TOWARD NEW HAVEN FOLLOW CT-15 S TO HARTFORD TURNPIKE IN NORTH HAVEN. TAKE EXIT 63 FROM CT-15 S MERGE ONTO CT-15 S TAKE EXIT 63 TOWARD CT-22/N HAVEN TAKE CT-22 W TO NEW RD IN HAMDEN TURN LEFT ONTO HARTFORD TURNPIKE TURN RIGHT ONTO BISHOP ST. CONTINUE ONTO RIDGE RD. TURN RIGHT ONTO CT-22 W/DAVIS RD, CONTINUE TO FOLLOW CT-22 W TURN RIGHT ONTO NEW RD DESTINATION WILL BE ON THE LEFT

CONSULTANT TEAM

PROJECT ENGINEER

HUDSON DESIGN GROUP, LLC 45 REECHWOOD DRIVE NORTH ANDOVER, MA 01845 TEL: 1-(978)-557-5553 FAX: 1-(978)-336-5586

MEP ENGINEER

HUDSON DESIGN GROUP, LLC 45 BEECHWOOD DRIVE NORTH ANDOVER, MA 01845 TEL: 1-(978)-557-5553 FAX: 1-(978)-336-5586

PROJECT SUMMARY

WOODBRIDGE N2 CT SITE NAME:

SITE ADDRESS:

118 NEWTON ROAD WOODBRIDGE, CT 06525

PROPERTY OWNER:

SANFORD & BETTY SOUFRINE 118 NEWTON ROAD WOODBRIDGE, CT 06525

APPLICANT:

CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS 20 ALEXANDER DRIVE WALLINGFORD, CT 06492

SITE ACQUISITION CONTACT:

CHUCK WEBBERLY STRUCTURE CONSULTING GROUP 49 BRATTLE STREET

ARLINGTON, MA 02474

LEGAL/REGULATORY COUNSEL: KENNETH C. BALDWIN ESQ. ROBINSON + COLE LLP

(860)275-8345

LATITUDE:

LONGITUDE:

N41' 22' 03.10" W73' 00' 40.41"

SCOPE OF WORK INFO.

VERIZON WIRELESS IS PROPOSING TO INSTALL THE FOLLOWING IMPROVEMENTS ON PROPOSED TELECOMMUNICATION SITE:

- NEW 50'x50' FENCED COMPOUND WITHIN PROPOSED 100'x100' LEASE AREA. ON EXISTING PARCEL OF LAND.
- PANEL ANTENNAS: (4) ANTENNA PER SECTOR WITH (3) SECTORS, FOR A TOTAL OF (12) ANTENNAS.
- NEW RRHs: (3) RRHs PER SECTOR WITH (3) SECTORS, FOR A TOTAL OF (9) RRHs
- NEW JUNCTION BOXES: (2) JUNCTION BOXES (OVP) TOTAL. TEMS LISTED ABOVE TO BE MOUNTED ON PROPOSED VERIZON TOWER
- NEW EQUIPMENT CABINETS: (2) CABINETS WITH GENERATOR ON PROPOSED CONCRETE PADS.
- NEW EQUIPMENT ADDITED. (2) CABINETS WITH GENERATOR ON PROPOSED CONCRETE FAIS.

 ITEMS LISTED ABOVE TO BE INSTALLED WITHIN THE PROPOSED 50'x50' FENCED COMPOUND.

 NEW POWER AND TELCO SERVICES WILL BE ROUTED UNDERGROUND FROM EXISTING UTILITY POLE TO PROPOSED. ELECTRICAL METER AND HOFFMAN BOX ON PROPOSED H-FRAME.
- FINAL UTILITY ROUTING TO BE DETERMINED/VERIFIED BY UTILITY COMPANIES.

SHEET INDEX

DESCRIPTION NO. TITLE SHEET C-1ABUTTERS PLAN SITE PLAN C-2COMPOUND PLAN A-1 A-2FI EVATION EQUIPMENT CONCRETE PAD AND DETAILS

REPARED FOR: CELLCO PARTNERSHIP D.B. verizon





CHECKED BY

DPH APPROVED BY

SUBMITTALS 2 3/30/21 REV TOWER HEIGHT & FOUIPMENT SI 1/27/20 CSC DRAWINGS

SITE NAME WOODBRIDGE N2 CT

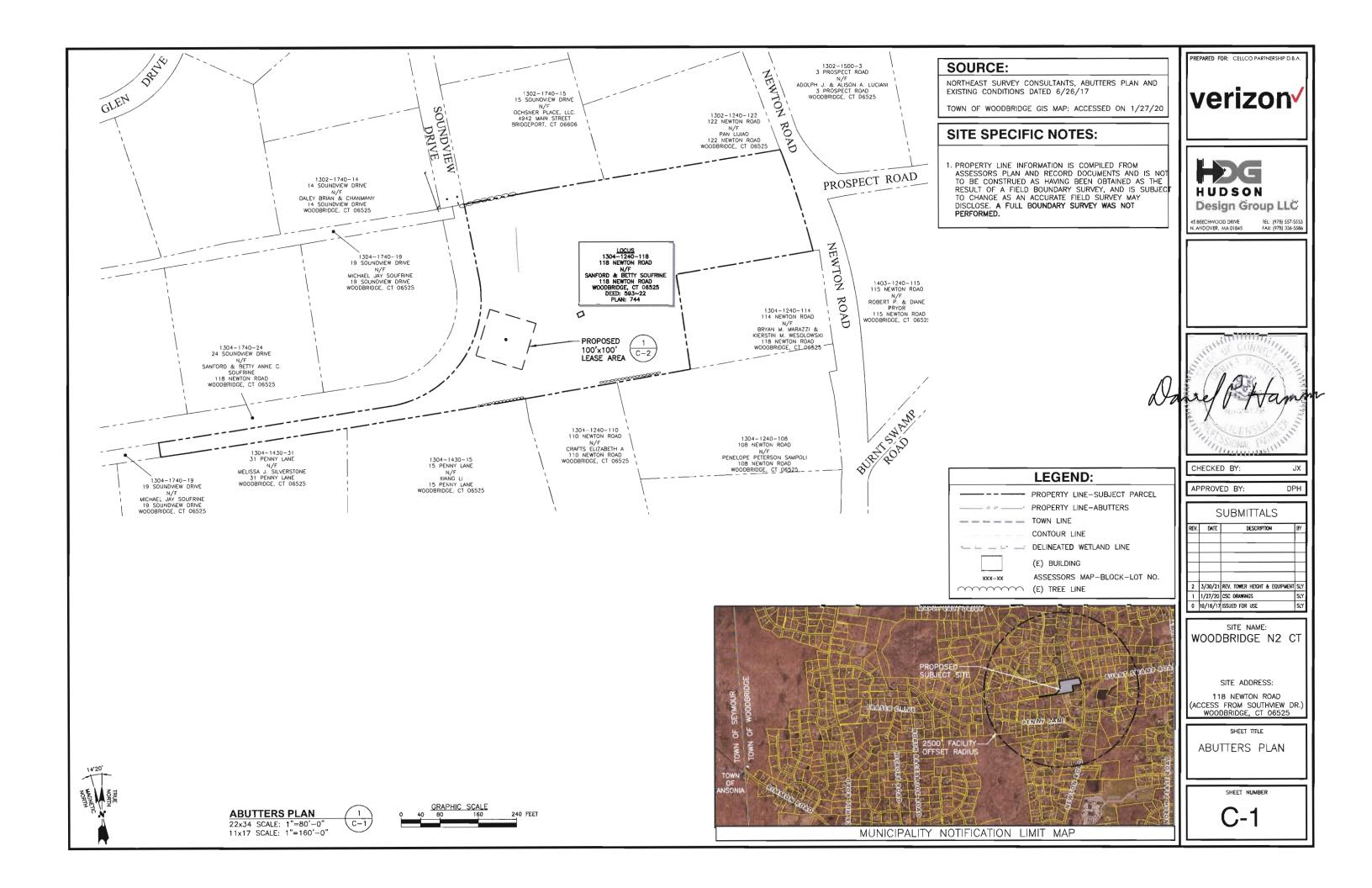
0 10/16/17 ISSUED FOR US

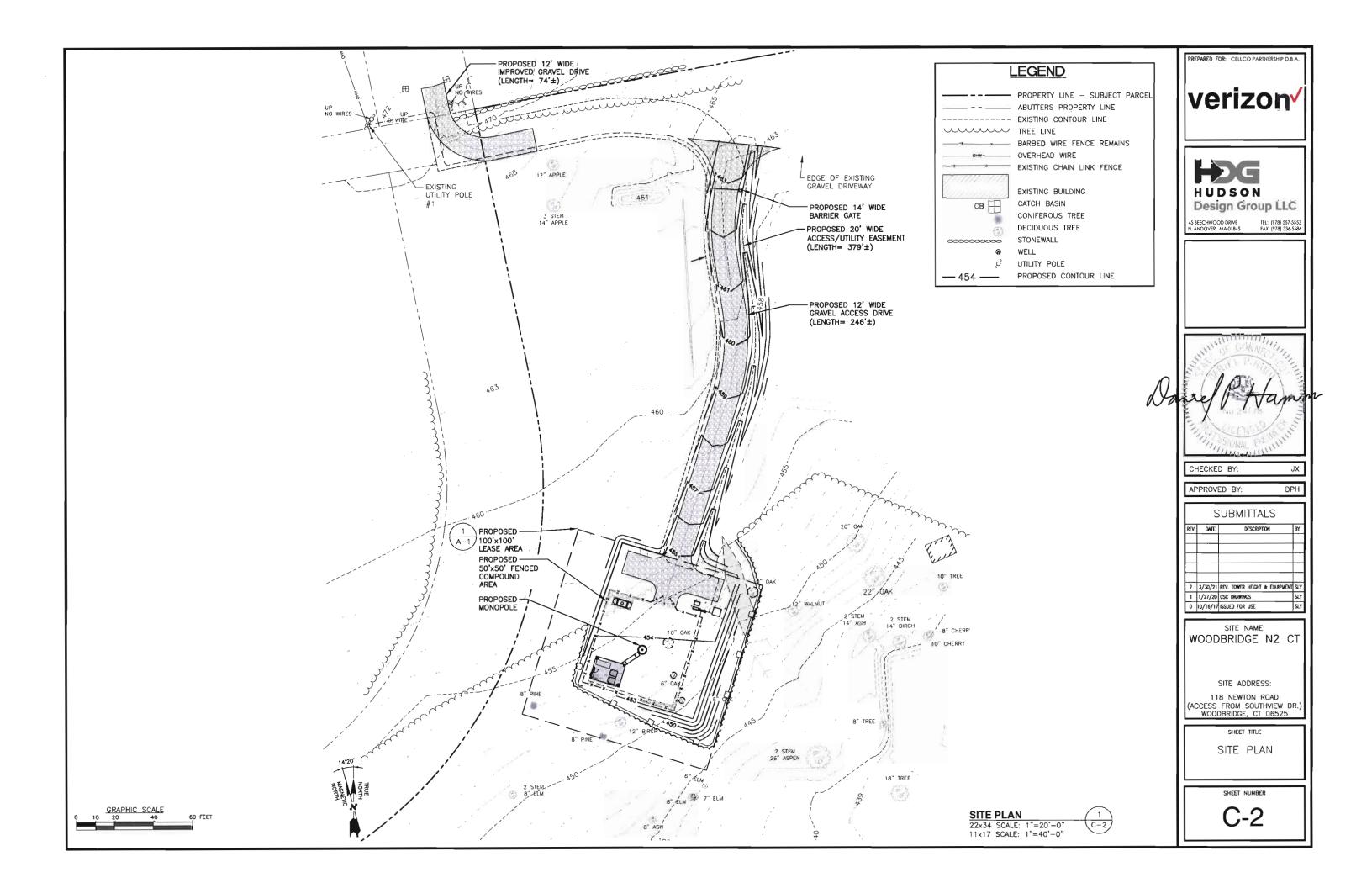
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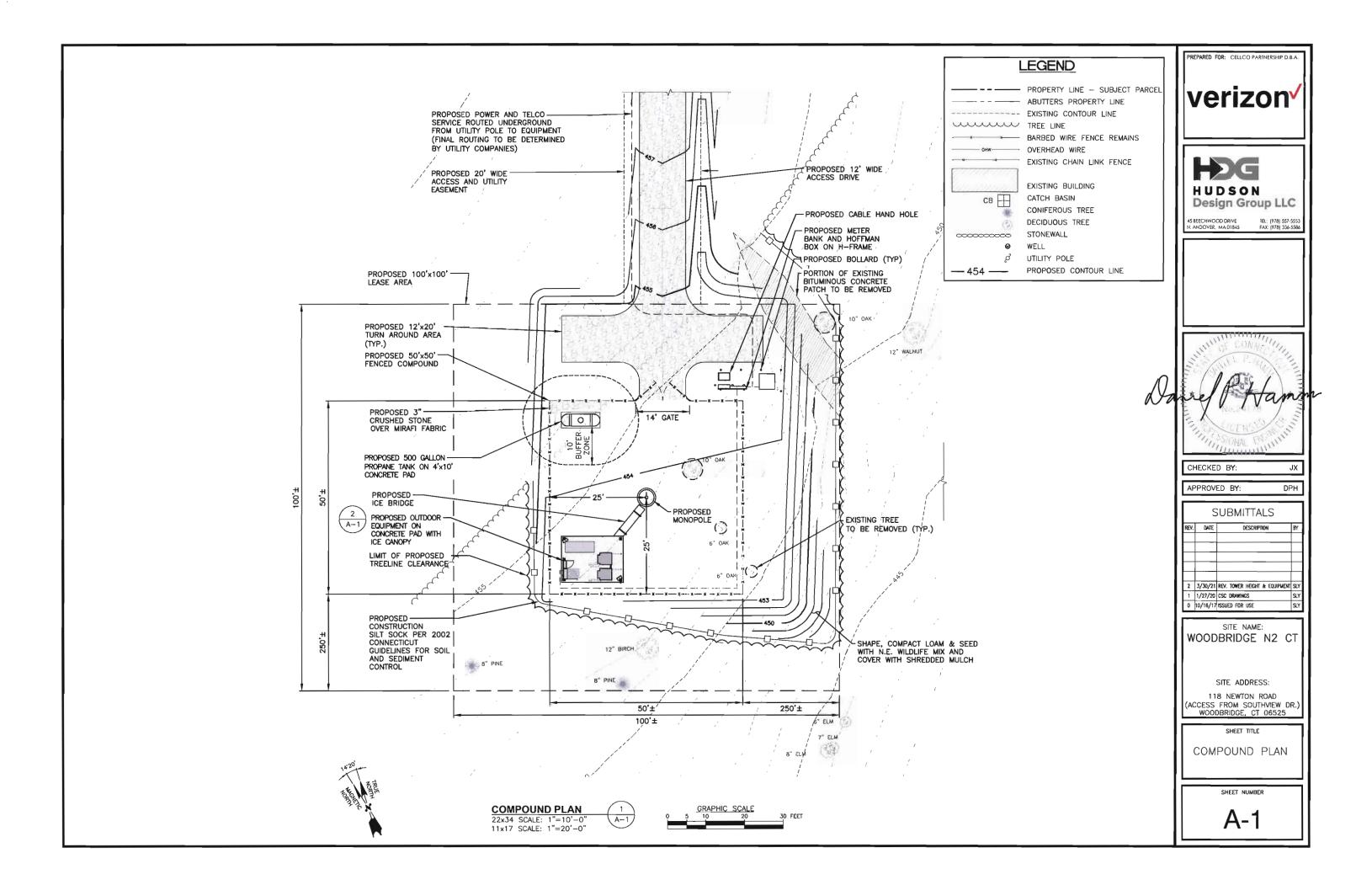
118 NEWTON ROAD (ACCESS FROM SOUTHVIEW DR.)
WOODBRIDGE, CT 06525

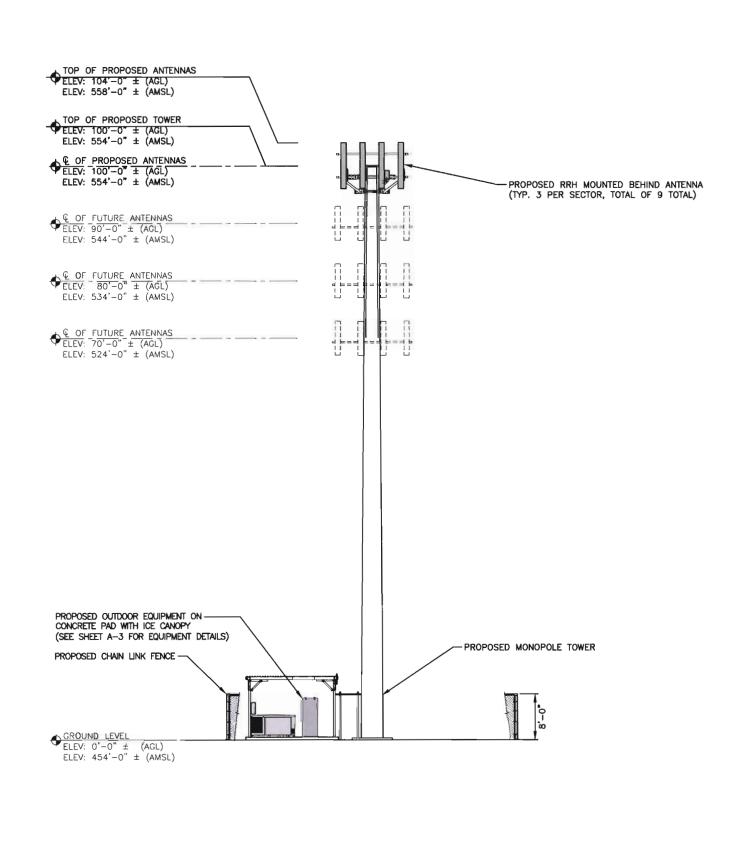
TITLE SHEET

T-1







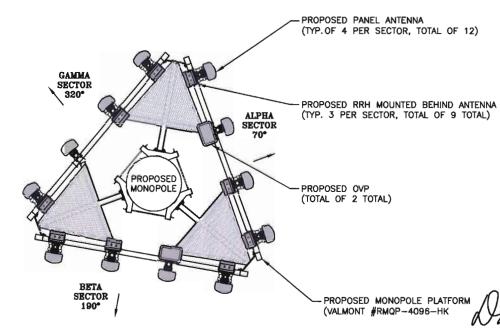


WEST ELEVATION

22x34 SCALE: 1/8"=1'-0" 11x17 SCALE: 1/16"=1'-0"



24 FEET



TOWER NOTES:

ANTENNA PLAN SCALE: N.T.S

- 1.) TOWER ELEVATION IS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO TOWER MANUFACTURER DRAWINGS FOR COMPLETE INSTALLATION AND BILL OF MATERIAL INFORMATION.
- 2.) TOWER MINIMUM DESIGN SPECIFICATIONS
 SHALL BE IN ACCORDANCE WITH ANSI/TIA/EIA 222-G
 "STRUCTURAL STANDARDS FOR SUPPORTING STRUCTURES AND
 ANTENNAS, REVISION G" AND GOVERNING FEDERAL, STATE, AND
 LOCAL CODE REQUIREMENTS
- 3.) TOWER MANUFACTURER SHALL BE RESPONSIBLE FOR DESIGN AND STRUCTURAL COMPONENTS OF THE TOWER.
- 4.) FINAL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE LOCAL UTILITIES.

NOTE TO GENERAL CONTRACTOR:

'RF' DESIGN AND EQUIPMENT IS BASED UPON RFDS ISSUED BY VZW DATED: 8/3/2016.

THE CONTRACTOR OF RECORD SHALL CONTACT VZW PRIOR TO ANY AND ALL ORDERING/PURCHASING/INSTALLATION OF EQUIPMENT TO VERIFY THAT THE 'RF' LISTED IN THE DRAWING SET IS CURRENT AND UP TO DATE.

PREPARED FOR: CELLCO PARTNERSHIP D.B.A.

verizon /



45 BEECHWOOD DRIVE

....



CHECKED BY

APPROVED BY: DPH

	SUBMITTALS					
REV.	DATE	DESCRIPTION				
2		REV. TOWER HEIGHT & EQUIPMENT	SLY			
1	1/27/20	CSC DRAWINGS	SLY			
0	10/16/17	ISSUED FOR USE	SIY			

SITE NAME: WOODBRIDGE N2 CT

SITE ADDRESS:

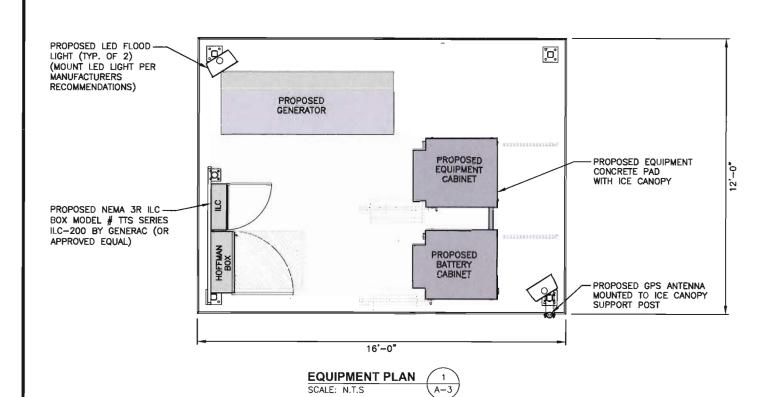
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(ACCESS FROM SOUTHVIEW DR.)
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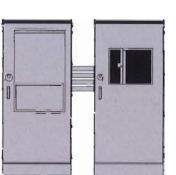
SHEET TITLE

ELEVATION AND ANTENNA PLAN

SHEET NU

A-2





SCALE: N.T.S

SPECIFICATIONS: MANUFACTURER: COMMSCOPE BATTERY CABINET SIZE: 80.75"x36.2"x43.7" WEIGHT: TBD LBS

SPECIFICATIONS: MANUFACTURER: COMMSCOPE EQUIPMENT CABINET SIZE: 80.75"x36.2"x43.7" WEIGHT: TBD LBS

ANCHOR CABINET TO STEEL

PLATFORM PER MANUFACTURERS RECOMMENDATIONS

REPARED FOR: CELLCO PARTNERSHIP D.B.A

verizon

HUDSON

Design Group LLC

CHECKED BY:

DPH

APPROVED BY:

SUBMITTALS

ı	300111111111111111111111111111111111111				
ı	REV.	DATE	DESCRIPTION	BY	
ı					
ı					
ı					
ı					
ı	L				
ı	2	3/30/21	rev. Tower height & equipment	SLY	
	1		CSC DRAWINGS	SLY	
١	0	10/16/17	ISSUED FOR USE	SLY	

SITE NAME: WOODBRIDGE N2 CT

SITE ADDRESS:

118 NEWTON ROAD (ACCESS FROM SOUTHVIEW DR.)
WOODBRIDGE, CT 06525

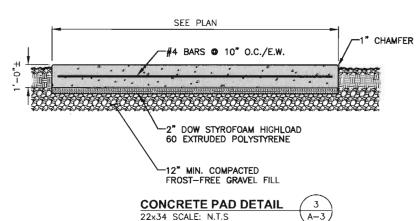
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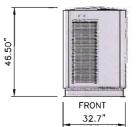
EQUIPMENT CONCRETE PAD AND DETAILS

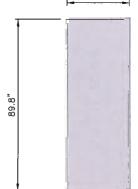
SHEET NUMBER

FOUNDATION NOTES & CONCRETE SPECIFICATIONS:

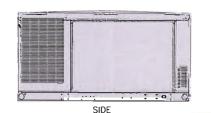
- 1. FOUNDATION AREA SHALL BE EXCAVATED TO THE DEPTH AND DIMENSIONS SHOWN ON THE PLANS. EXISTING LEDGE AND ALL OTHER EXISTING UNSUITABLE MATERIAL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE. THE SUBGRADE SHALL BE ROLLED WITH A 1-TON, VIBRATORY, WALK-BEHIND ROLLER AT A SPEED OF LESS THAN 2 FPS, 6 PASSES MINIMUM, TO PROVIDE UNYIELDING SURFACE.
- UNDERCUT SOFT OR "WEAVING" AREAS A MINIMUM OF 12 INCHES DEEP. BACKFILL UNDERCUT AREA WITH FILL MEETING THE SPECIFICATIONS OF
- 3. CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c)=4000 psi. CONCRETE TO BE AIR ENTRAINED, DESIRED AIR CONTENT TO BE 6% (PLUS OR MINUS 2%)
- 4. REINFORCING BAR TO BE ASTM A615 GRADE 60.
- 5. WELDED WIRE FABRIC TO CONFORM TO THE REQUIREMENTS OF ASTM A185. WIRES FOR FABRIC TO CONFORM TO THE REQUIREMENTS OF ASTM A82.
- 6. ALL REINFORCING TO HAVE MINIMUM CONCRETE COVER PER ACI SPECIFICATIONS.
- ALL CONCRETE MATERIALS AND WORKMANSHIP SHALL CONFORM TO LATEST EDITION OF ACI 318 AND APPLICABLE STATE BUILDING CODE.







PLAN



GEN	ERATOR
KOHLE	R 30CCL
30kW LP G	AS GENERATOR
5-11 H20	421 ft3/h
STEEL:	1,432 lbs.



COOPER LIGHTING NFFLD NIGHT FALCON NFFLD-A25-E-UNV-66-S-BK SLIPFITTER MOUNT AND VANDAL SHIELD

MOUNT PER MANUFACTURER'S SPECIFICATIONS.

LED FLOOD LIGHT DETAIL SCALE: N.T.S



DUAL CABINET DETAIL (EQUIPMENT & BATTERY)

INTERMATIC WP1220C

TYPF. DOUBLE GANG VERTICAL HINGE: INSERT: WP217 2-1/4" COLOR: CLEAR

OR APPROVED EQUIVALENT

SWITCH DETAIL





INTERMATIC FF6H

TIME CYCLE: 6 HOURS SWITCH: HOLD:

OR APPROVED EQUIVALENT

GENERATOR DETAIL A-3 SCALE: N.T.S